

September 12, 2022

Denise Baker
Partner
t. 416-947-5090
dbaker@weirfoulds.com

VIA EMAIL AND COURIER

File 23689.00001

Andrea Holland, City Clerk
City of Hamilton
71 Main Street West, 1st floor
Hamilton ON L8P 4Y5

Dear Ms. Holland:

Re: File No. ZAC-21-003

Notice of Appeal for Non-decision Pursuant to s. 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (Appeal of non-decision)

We are counsel for FGL Pirie Inc. ("**FGL Pirie**" or "**Appellant**"), the owner of the property known municipally as 125 Pirie Drive, in the City of Hamilton ("**Subject Site**").

On December 23, 2020, FGL Pirie submitted an application to the City of Hamilton ("**City**") to amend the former Town of Dundas Zoning By-law No. 3581-86 and City of Hamilton Zoning By-law No. 05-200 ("**Application**") to enable the development of a four-storey retirement residence and sixteen bungalow townhouse dwellings on the Subject Site ("**Proposed Development**").

The City deemed the Application complete on January 22, 2021. To date, the City has not made a decision on the Application. As such, FGL Pirie hereby appeals the City's non-decision pursuant to subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (the "**Planning Act**").

BACKGROUND

The Subject Site

The Subject Site is situated at the northeast corner of Governors Road and Pirie Drive at the west limit of the former Town of Dundas, now within the City of Hamilton. The lands comprise Lots 1 to 9 inclusive, and Block 18 of Registered Plan 62M-683. Plan 62M-683 was registered on May 1, 1991.

The Subject Site is approximately 1.43 hectares (3.54 acres) in size, having approximately 130 metres of frontage on Pirie Drive and a depth of approximately 112 metres. The subject lands are

currently vacant and vegetated with grassland. The lands slope from north to south, with a grade variance of approximately 7 metres from the highest point at Pirie Drive at the north to the lowest point at Governors Road to the south.

The Subject Site is currently within two separate zones. The largest portion of the site, Block 18, is zoned Urban Reserve (UR). The lands on the north side of the property are zoned R2. The R2 Zone permits single detached residential dwellings and Retirement Homes.

Surrounding Area

The surrounding area is characterized primarily by residential uses. Single-detached dwellings front Pirie Drive north of the Subject Site. Townhouses and single-detached dwellings abut the Subject Site to the east, as well as to the south on the opposite side of Governors Road. More townhouses are located on the west side of Pirie Drive.

Sir William Osler Elementary School, Dundas Valley Secondary School, and St. Bernadette Catholic Elementary School are situated east of the Subject Site on the south side of Governors Road. In addition to residential and institutional uses, there are several parks, natural areas, and public open spaces within the immediate area. The Dundas Valley Conservation Area and an extensive trail system are located to the west of the Subject Site. Parks within the vicinity include Turnball Parkette, Delottinville Park, and Veterans Park.

Governors Road, an east/west Major Arterial Road presently served by transit, abuts the site to the south. Pirie Drive is the site of the terminus for Hamilton Street Railroad (HSR) Route #5. A signalized intersection is located to the east of the Subject Site at Davidson Boulevard, which is a north/south Collector Road. Pirie Drive is a local collector road which runs north/south when intersecting with Governors Road. There is a sidewalk on the north and west side of Pirie Drive between Governors Road and Newcombe Road. East of Newcombe Road, sidewalks are provided along the south side of the road only.

The Proposed Development

The purpose of the Application is to rezone the Subject Site from Urban Reserve "UR" and Single Detached Residential "R2" under the Town of Dundas Zoning By-law No. 3581-86 to Community Institutional (I2, 814, H126) under Hamilton Zoning By-law No. 05-200 and Low to Medium Density Multiple Dwelling "RM1/S-140" under Dundas Zoning By-law No. 3581-86. This rezoning would permit the development of a four-storey building containing a retirement home with 71 retirement suites with a maximum of 100 residents, 84 dwelling units designed for seniors, a rooftop amenity area, 32 parking spaces proposed for the 16 townhouse dwellings, 36 parking

spaces for the Retirement Home, 13 visitor parking spaces, and 84 parking spaces designed and oriented towards seniors. A 1025 square metre roof top amenity area is proposed on the central portion of the Retirement Home and the location of the amenity area is oriented towards the proposed bungalow townhouses.

The Staff Report

On September 6, 2022, City staff released a report recommending council's approval of the Application ("**Staff Report**"). The authors of the Staff Report opined that the Application represents good planning as it provides a compact and efficient urban form that is compatible with the area, compliments the neighbourhood streetscape, and provides supportive housing options to meet the social and health needs of the community. The authors also opined that the Proposed Development is consistent with the Provincial Policy Statement, 2020 and conforms with all applicable Provincial plans and the Urban Hamilton Official Plan.

REASONS FOR APPEAL

For the reasons that follow, the Proposed Development has regard for matters of Provincial interest, is consistent with the Provincial Policy Statement, conforms with all applicable Provincial plans and the Urban Hamilton Official Plan, and represents good planning.

Regard for Matters of Provincial Interest

By expanding affordable, well-designed, and transit-supportive housing options for "older persons" along a major arterial road, the Proposed Development has regard for the matters of provincial interest delineated in section 2 of the Planning Act, particularly:

- the orderly development of safe and healthy communities;
- the adequate provision and distribution of health facilities;
- the adequate provision of a full range of housing, including affordable housing; and,
- the appropriate location of growth and development;

The Provincial Policy Statement, 2020 ("PPS")

The Proposed Development is consistent with the policies of the PPS that promote affordable and market-based housing options for older persons (e.g., policies 1.1.1(b), 1.4.3 (b)). The housing options provided by the Proposed Development will respond to the social, health, economic and

well-being requirements of current and future residents, including special needs requirements arising from demographic changes.

In accordance with policy 1.1.3.2, the Proposed Development represents a reasonable and appropriate intensification of a presently vacant property situated on a Major Arterial Road. The development provides an efficient and cost-effective land use pattern, as well as an efficient use of existing infrastructure and services, including public transit. The development adds to the diversity of housing within the neighbourhood and provides a level of intensification that is appropriate for the neighbourhood.

There are no adverse land use or environmental impact anticipated as a result of the proposed development.

Growth Plan for the Greater Golden Horseshoe (2019) (“Growth Plan”)

The Proposed Development similarly conforms with the policies of the Growth Plan directed at supporting an aging population, building compact and complete communities, managing growth, and promoting intensification (namely, policies 2.1, 2.2.1, and 2.2.2). The proposal will facilitate an intensified development within an existing residential community while contributing to a complete community by adding to the mix of housing forms and increasing the variety of age-friendly housing options.

The Urban Hamilton Official Plan (“UHOP”)

The Proposed Development conforms with the policies of the UHOP that promote residential intensification and the creation of strong communities. The proposal will contribute to the range of lifestyle and housing opportunities in proximity to a wide range of recreational opportunities and natural areas. The building design oriented to Governors Road will additionally enhance the streetscape and provide a safe and attractive pedestrian environment.

In accordance with policy B.1.0 of the UHOP, the proposal provides more housing opportunities within the subject neighbourhood in both quantity and variety. The bungalow townhouse units provide ownership opportunities for individuals and families, which may include seniors. Seniors are also provided with options for retirement suites or apartment living largely depending on their health and need for care. The availability of trails and both active and passive recreational opportunities nearby provide options for healthy active lifestyles for all ages.

The proposal similarly conforms with the Neighborhood Designation policies of the UHOP (namely, E.2.6.2, E.2.6.4, E.3.2.1, E.3.2.3, E.3.2.4, E.3.2.14) and the residential intensification

policies (2.3.3.4, 2.4.1, and 2.4.2) by contributing to a full range of housing forms, types, and tenures, including affordable housing and housing with supports. The proposed Retirement Home use is a permitted use within the Neighbourhoods designation.

The Proposed Development similarly supports the objectives of Hamilton's Plan for an Age-Friendly City 2014 by increasing the affordability, stability, and choice of housing for older adults.

Filing Requirements

In satisfaction of the Tribunal's filing requirements, enclosed please find the following:

- A completed OLT Appeal Form (A1);
- Our firm cheque in the amount of \$1,100.00, made payable to the Minister of Finance, representing the Tribunal's filing fee for the appeal.

Please acknowledge the receipt and sufficiency of this letter and confirm that the record with respect to the Application has been forwarded to the Tribunal.

Yours truly,

WeirFoulds LLP



Denise Baker
Partner

DB/:cd

Encls. 2



Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
Tel: 416-212-6349 | 1-866-448-2248
Web Site: olt.gov.on.ca

Appeal Form (A1)

Date Stamp

(OLT Office Use Only)

OLT Case Number
(OLT Office Use Only)

**Date Stamp – Appeal Received
by OLT**

Please complete this Appeal Form by following the instructions in the companion document titled “Appeal Form Instructions”. Please read **both** documents carefully to ensure you submit the correct information and complete this form correctly.

There are guides available for review on the Tribunal’s [website](#) for different appeal types to assist you in filing an appeal.

Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal) prior to completing this Appeal Form. Relevant portions of the applicable legislation should also be reviewed before submitting this form. Your appeal must be filed with the appropriate authority within the appeal period as set out in the notice of the decision and applicable legislation.

Section 1 – Contact Information (Mandatory)

Applicant/Appellant/Objector/Claimant Information				
Last Name:			First Name:	
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):				
FGL Pirie Inc.				
Email Address:				
toddc@fieldgateproperties.com				
Daytime Telephone Number:			Alternative Telephone Number:	
416-221-3335		ext.	422	
Mailing Address				
Unit Number:	Street Number:	Street Name:		P.O. Box:
300	5400	Yonge Street		
City/Town:	Province:	Country:	Postal Code:	
Toronto	ON	Canada	M2N 5R5	

Representative Information			
X I hereby authorize the named company and/or individual(s) to represent me			
Last Name:		First Name:	
Baker		Denise	
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):			
WeirFoulds LLP			
Email Address:		LSO Number (if applicable):	
dbaker@weirfoulds.com		48116H	
Daytime Telephone Number:		Alternative Telephone Number:	
416-947-5090	ext.	905-829-8600	
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:
10	1525	Cornwall Road	
City/Town:	Province:	Country:	Postal Code:
Oakville	ON	Canada	L6J 0B2
<p>Note: If your representative is not licensed under the <i>Law Society Act</i>, please confirm that they have your written authorization, as required by the <i>OLT Rules of Practice and Procedure</i>, to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.</p> <p><input type="checkbox"/> I certify that I understand that my representative is not licensed under the <i>Law Society Act</i> and I have provided my written authorization to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.</p>			

Location Information	
Are you the current owner of the subject property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Address and/or Legal Description of property subject to the appeal:	
125 Pirie Drive	
Municipality:	
City of Hamilton	
Upper Tier (Example: county, district, region):	

Language Requirements	
Do you require services in French?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

To file an appeal, please complete the section below. Complete one line for each appeal type		
Subject of Appeal	Type of Appeal (Act/Legislation Name)	Reference (Section Number)
Example Minor Variance	<i>Planning Act</i>	45(12)
1 Zoning By-law Amendment	<i>Planning Act</i>	34(11)
2		
3		
4		
5		

Section 2 – Appeal Type (Mandatory)

Please select the applicable type of matter		
Select	Legislation associated with your matter	Complete Only the Section(s) Below
X	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A

<input type="checkbox"/>	Appeal of <i>Development Charges, Education Act, Aggregate Resources Act, Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A
<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B
<input type="checkbox"/>	Appeal of <i>Clean Water Act, Environmental Protection Act, Nutrient Management Act, Ontario Water Resources Act, Pesticides Act, Resource Recovery and Circular Economy Act, Safe Drinking Water Act, Toxics Reduction Act, and Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B
<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5A
<input type="checkbox"/>	Application to amend the <i>Niagara Escarpment Plan</i>	5B
<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act, Mining Act, Lakes and Rivers Improvement Act, Assessment Act, and Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

Section 3A – Planning Matters

Appeal Reasons and Specific Information

Number of new residential units proposed:

100

Municipal Reference Number(s):

ZAC-21-003

List the reasons for your appeal:

See attached correspondence

Has a public meeting been held by the municipality? Yes No

For appeals of Official Plans, Official Plan Amendments, Zoning By-laws and Zoning By-law Amendments, please indicate if you will rely on one or more of the following grounds:

A: A decision of a Council or Approval Authority is:

- Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*
- Fails to conform with or conflicts with a provincial plan
- Fails to conform with an applicable Official Plan

And

B: For a non-decision or decision to refuse by council:

- Consistency with the provincial policy statement, issued under subsection 3(1) of the *Planning Act*

Conformity with a provincial plan

Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan

If it is your intention to argue one or more of the above grounds, please explain your reasons:

See attached correspondence

Oral/Written submissions to council

Did you make your opinions regarding this matter known to council?

Oral submissions at a public meeting of council

Written submissions to council

Not applicable

Related Matters

Are there other appeals not yet filed with the Municipality?

Yes No

Are there other matters related to this appeal? (For example: A consent application connected to a variance application).

Yes No

If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:

Section 3B – Other Planning Matters

Appeal Specific Information (Continued)

Date application submitted to municipality if known (yyyy/mm/dd):

Date municipality deemed the application complete if known (yyyy/mm/dd):

Please briefly explain the proposal and describe the lands under appeal:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 3B Checklist\(s\)](#) located [here](#) and submit all documents listed.

Section 4A – Appeals under Environmental Legislation

Appeal Specific Information

Outline the grounds for the appeal and the relief requested:

Reference Number of the decision under appeal:

Portions of the decision in dispute:

Date of receipt of Decision or Director's Order (yyyy/mm/dd):

Applying for Stay? Yes No

If Yes, outline the reasons for requesting a stay: (Tribunal's Guide to Stays can be viewed [here](#))

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 4A Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

Section 4B – Environmental Application for Leave to Appeal

Are you filing an Application for Leave to Appeal under the *Environmental Bill of Rights, 1993*? Yes No

Identify the portions of the instrument you are seeking to appeal:

Identify the grounds you are relying on for leave to appeal. Your grounds should include reasons why there is good reason to believe that no reasonable person, having regard to the relevant law and to any government policies developed to guide decisions of that kind could have made the decision; and why the decision could result in significant harm to the environment:

Outline the relief requested:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 4B Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

Section 5A – Appeal regarding Development Permit Application under the *Niagara Escarpment Planning and Development Act*

Appeal Specific Information

Development Permit Application File No:

Name of Applicant for Development Permit:

Reasons for Appeal: Outline the nature and reasons for your appeal. Specific planning, environmental and/or other reasons are required. (The Niagara Escarpment Plan is available on the Niagara Escarpment Commission's website (www.escarpment.org))

Section 5B – Application to amend the *Niagara Escarpment Plan*

Owner

Last Name:

First Name:

Email Address:

Daytime Telephone Number:

Alternative Telephone Number:

ext.

Mailing Address

Unit Number:

Street Number:

Street Name:

P.O. Box:

City/Town:

Province:

Country:

Postal Code:

Property Location & Information

Municipality:

Street Number:

Street Name:

Lot:

Concession:

And/or

Lot:

Plan:

Assessment Roll Number or PIN:

Lot Size:

Property Servicing

Existing Road
Frontage:

Municipal

Private

Proposed Road
Frontage:

Municipal

Private

Existing Water
Supply:

Municipal

Private

Proposed Water
Supply:

Municipal

Private

Existing Sewage
Disposal:

Municipal

Private

Proposed Sewage
Disposal:

Municipal

Private

Is the Proposal the Subject of a Current Application? Please identify:

- Development Permit under *Niagara Escarpment Planning and Development Act*
- The *Planning Act* (Official Plan or Zoning By-law Amendment)
- The *Aggregate Resources Act* (License)
- Committee of Adjustment (Minor Variance)
- Land Division Committee (Severance)
- Other:

Description of the Property

Describe the current use of the property including any existing buildings or structures:

Category of the Proposed Amendment

- Change in Designation
- Request for Urban Servicing
- Other:
- Change to Policy
- Change to Plan Boundary

Detailed Description of Proposed Amendment

Provide a detailed description of the proposed amendment:

Justification and Rationale

(Including Reasons, Argument and Evidence in Support of the Amendment)
(See Niagara Escarpment Plan Amendment Guidelines)

The justification submitted with the application should address the following:

1. Analysis of how the proposed amendment is consistent with the *Niagara Escarpment Planning and Development Act*, the Niagara Escarpment Plan, and shall be consistent with other relevant Provincial plans.
2. A justification which includes the rationale for the amendment, as well as reasons, arguments or evidence in support of the change to the Plan proposed through the amendment.

The following studies and reports may be necessary to be submitted in support of justification of the proposed amendment (The applicability of the following will depend on the nature of the application):

- Agricultural Land Use Impacts
- Air Quality Impact Assessment
- Engineering Reports
- Environmental Impact Study
- Geological Studies
- Grading Plans – Existing and proposed and Slope Stabilization Plans and Typical Cross Sections
- Historical/Cultural/Archeological Impact Assessment
- Hydrogeological Impact Assessment
- Landscape/Visual Impact Analysis
- Noise Impact Assessment
- Setback from the Brow of the Escarpment
- Suitable for Septic Systems
- Traffic Impact Assessment
- Tree Removal/Planting including Berming and Landscaping
- Other:

Site Plan

Please attach an accurate Site Plan drawn to scale. The Site Plan may be drawn on a blank sheet; on an attached Survey, or by using mapping software (Ontario Make a Map etc.). The Site Plan must show existing features, such as, buildings and structures, streams, changes in grades, rock outcrops, driveways, forested areas and proposed uses to changes to the property or the features.

NOTE: For amendments regarding Mineral Resource Extraction Areas, please provide copies of the Site Plan as required by Regulation under the *Aggregates Resources Act*.

Section 6 – Mining Claim and Conservation Matters

Appeal Specific Information

List the subject Mining Claim Number(s) (for unpatented mining claims) and accompanying Townships, Areas and Mining Division(s) where mining claims are situated. List all "Filed Only" Mining Claims, if appropriate: (This is to be completed for *Mining Act* appeals only.)

List the Parcel and the Property Identifier Numbers (PIN), if rents or taxes apply to mining lands, if appropriate (mining claims only):

Provide the date of the Decision of the Conservation Authority or the Provincial Mining Recorder, as appropriate:

Provide a brief outline of the reasons for your application/appeal/review. If other lands/owners are affected, please include that information in the outline being provided below:

Respondent Information

Conservation Authority:

Contact Person:

Email Address:

Daytime Telephone Number:

Alternative Telephone Number:

ext.

Mailing Address or statement of last known address/general area they were living and name of local newspaper if address is not available

Unit Number:

Street Number:

Street Name:

P.O. Box:

City/Town:

Province:

Country:


Postal Code:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 6 Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

Section 7 – Filing Fee

Required Fee						
Please see the attached link to view the OLT Fee Chart.						
Total Fee Submitted: \$1,100.00						
Payment Method	<input type="checkbox"/>	Certified Cheque	<input type="checkbox"/>	Money Order	<input checked="" type="checkbox"/>	Lawyer's general or trust account cheque
	<input type="checkbox"/>	Credit Card				
If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form.						
If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the <u>Fee Reduction request form</u> .						
<input type="checkbox"/> Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)						

Section 8 – Declaration (Mandatory)

Declaration		
I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.		
By signing this appeal form below, I consent to the collection of my personal information.		
Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Denise Baker		2022/09/12
Personal information or documentation requested on this form is collected under the authority of the <i>Ontario Land Tribunal Act</i> and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance with the <i>Freedom of Information and Protection of Privacy Act</i> and section 9 of the <i>Statutory Powers Procedure Act</i> , all information collected is available to the public subject to limited exceptions.		
We are committed to providing services as set out in the <i>Accessibility for Ontarians with Disabilities Act, 2005</i> . If you have any accessibility needs, please contact our Accessibility Coordinator at OLT.Coordinator@ontario.ca or toll free at 1-866-448-2248 as soon as possible.		

Section 9 – Filing Checklists (Mandatory)

Filing/Submitting your form and documentation			
You must file your Appeal Form with the appropriate authority(s) by the filing deadline.			
If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.		
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.		
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.		
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.		
If the completed Section is:	You must file with the following:		
Section 3A	Municipality or the Approval Authority/School Board *If you are filing under the <i>Ontario Heritage Act</i> , including under s. 34.1(1) , please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal in addition to the Municipality or Approval Authority.		
Section 3A & 3B or Section 4A or Section 4B or Section 6	Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5 Phone: 416-212-6349 1-866-448-2248 Website: www.olt.gov.on.ca		
Section 5A or 5B	<table border="0"> <tr> <td>For the Areas of: Dufferin County (Mono) Region of Halton</td> <td>For the Areas of: Bruce County Grey County</td> </tr> </table>	For the Areas of: Dufferin County (Mono) Region of Halton	For the Areas of: Bruce County Grey County
For the Areas of: Dufferin County (Mono) Region of Halton	For the Areas of: Bruce County Grey County		

	<p>Region of Peel Region of Niagara City of Hamilton</p> <p>File with:</p> <p>NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3rd Floor Georgetown, ON L7G 4B1</p> <p>Phone: 905-877-5191 Fax: 905-873-7452 Website: www.escarpment.org Email: necgeorgetown@ontario.ca</p>	<p>Simcoe County Dufferin County (Mulmur, Melancthon)</p> <p>File with:</p> <p>NIAGARA ESCARPMENT COMMISSION 1450 7th Avenue Owen Sound, ON N4K 2Z1</p> <p>Phone: 519-371-1001 Fax: 519-371-1009 Website: www.escarpment.org Email: necowensound@ontario.ca</p>
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NOTE: Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

NOTE: Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.